



# Disclaimer

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# **COMPATIBILITY PLANNING: GOVGUAM AND JRM**

**For: Assembly of Planners Symposium  
March 13, 2018**

**Dan Guerrero, Community Plans Liaison Officer, JRM  
Marvin Aguilar, Chief Planner, Dept of Land Management**



## Compatibility Planning

“An existing or committed land use or activity that can co-exist with a neighbouring use/activity or uses/activities, without either creating or experiencing 1 or more off-site adverse effect(s).”

“A recognized factor and principle of good land use planning, whereby land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.”

Source: Ministry of the Environment and Climate Change, Ontario, Canada.



## Examples

Compatible Land Use – Industrial Uses and  
Commercial Uses

Incompatible Land Use – Heavy Equipment Vehicle  
Parking Complex and Residential



# Construction Storage & Residential







# Abandoned Boats & Residential





# Abandoned Vehicles & Residential





# Reasons to Pursue Compatibility Planning

- Environmental Protection
- Safety
- Limited Land Mass

Has JRM & GovGuam Pursued Compatibility Planning?





# Baby Steps Taken Toward Compatibility Planning On-Island

## Workshop 2010

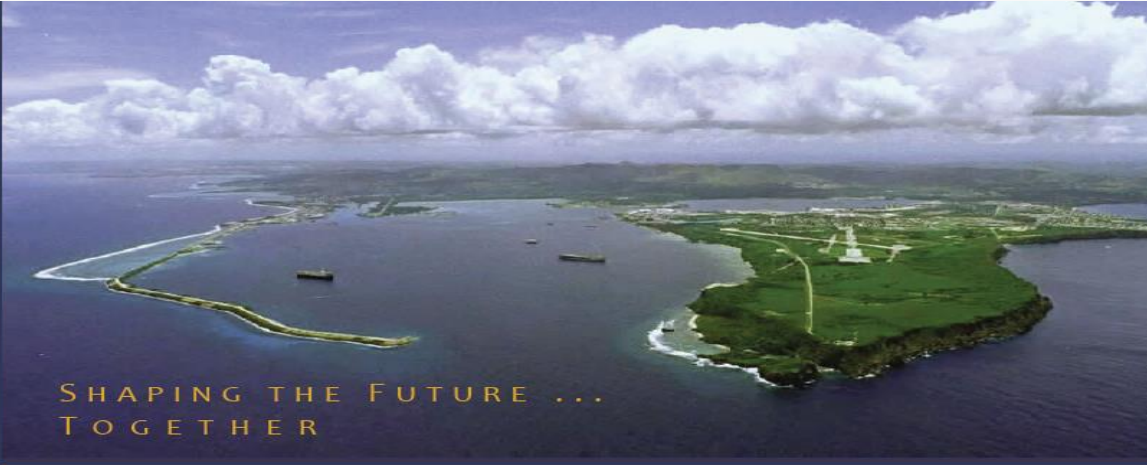


Guam Encroachment  
"Concept" Workshop




# Baby Steps Taken Towards Compatibility Planning


## CSS 2011



SHAPING THE FUTURE ...  
TOGETHER



**COMPATIBILITY SUSTAINABILITY STUDY**





# Baby Steps Taken Toward Compatibility Planning On-Island

## Workshop 2016



Voting during the first collaborative workshop in June 2016.



Representatives from the DOD and GovGuam at the third collaborative workshop in November 2016





## **Benefits of Compatibility Planning**

- Near military installations, it helps maintain the economic benefits that accrue to the surrounding communities. (CSS 2011).
- Helps identify indirect impacts associated with growth, often referred to as encroachment. (CSS 2011).
- Compatible planning is most effective when the DoD and GovGuam collaborate and work together to resolve compatibility challenges. (Marianas Compatibility Plan 2016).





# Encourages Flexibility to Allow Development

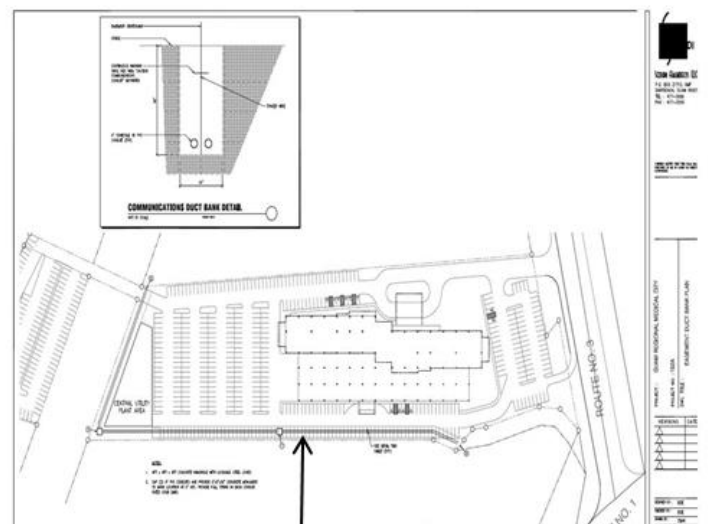
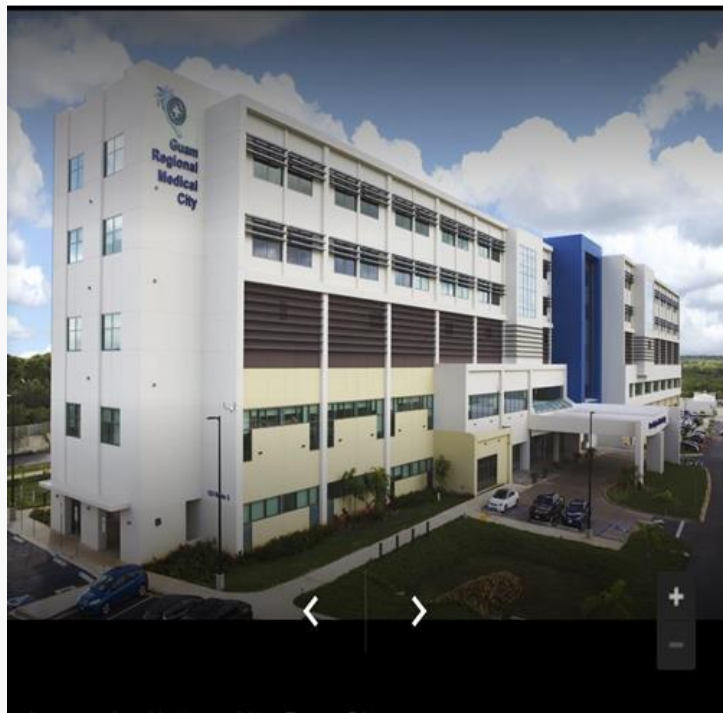
Compatibility Planning Helps Establishment of Various Land Uses and Protect DoD Easements





# Promotes Health Care Facilities

Compatibility Planning Helped Ensure Construction of the  
Guam Regional Medical City (GRMC) Building by Relocating a DoD Easement



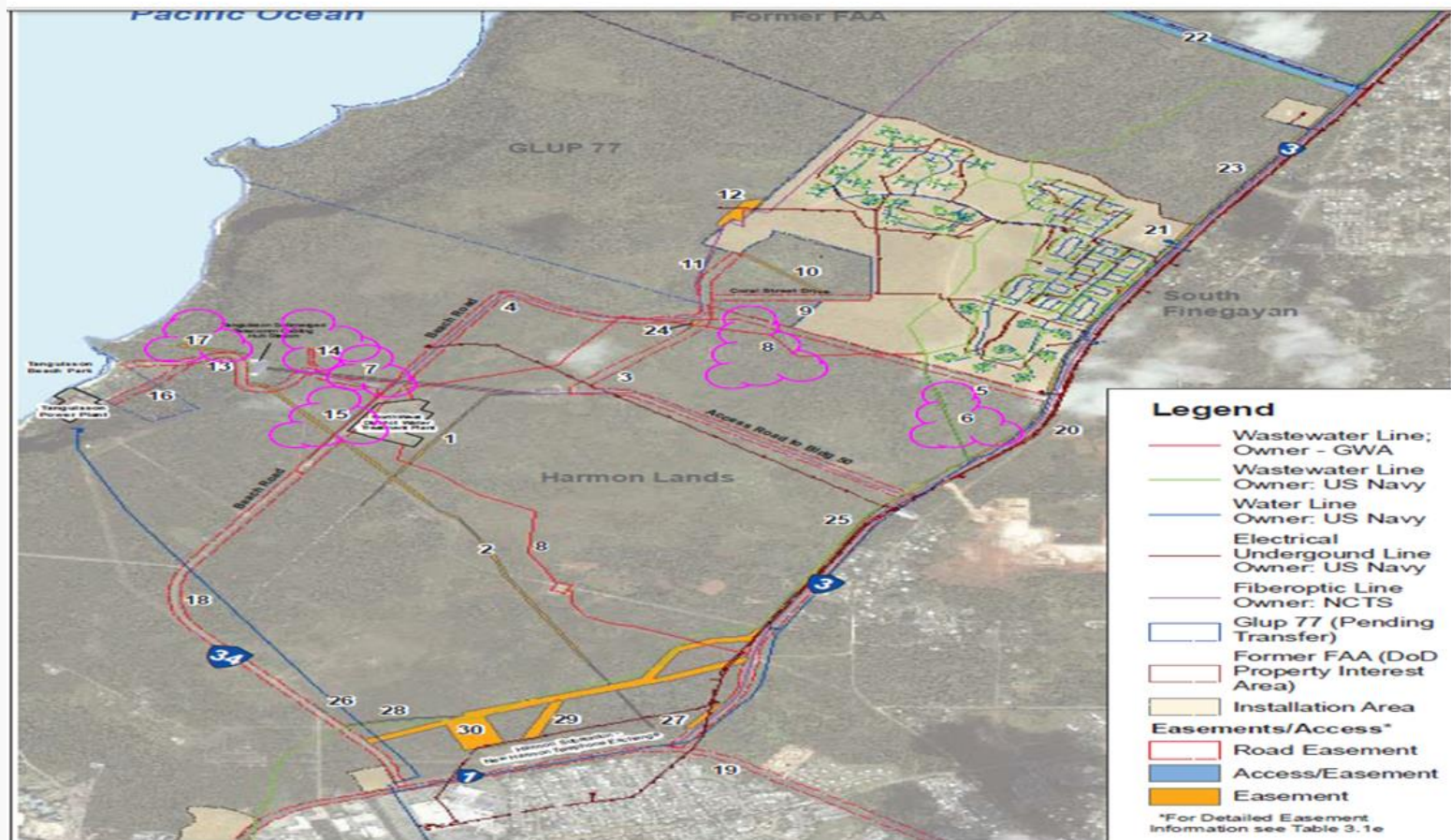
DoD Easement Relocation





# Encourages Collaboration

Compatibility Planning Brings Awareness to Developers,  
Land Use Regulators, and Contractors Regarding DoD Easements







# Supports Shoreline Recreation

Compatibility Planning Helps Conserve Beach Recreational Land Uses







# Enables Community Sports Facilities

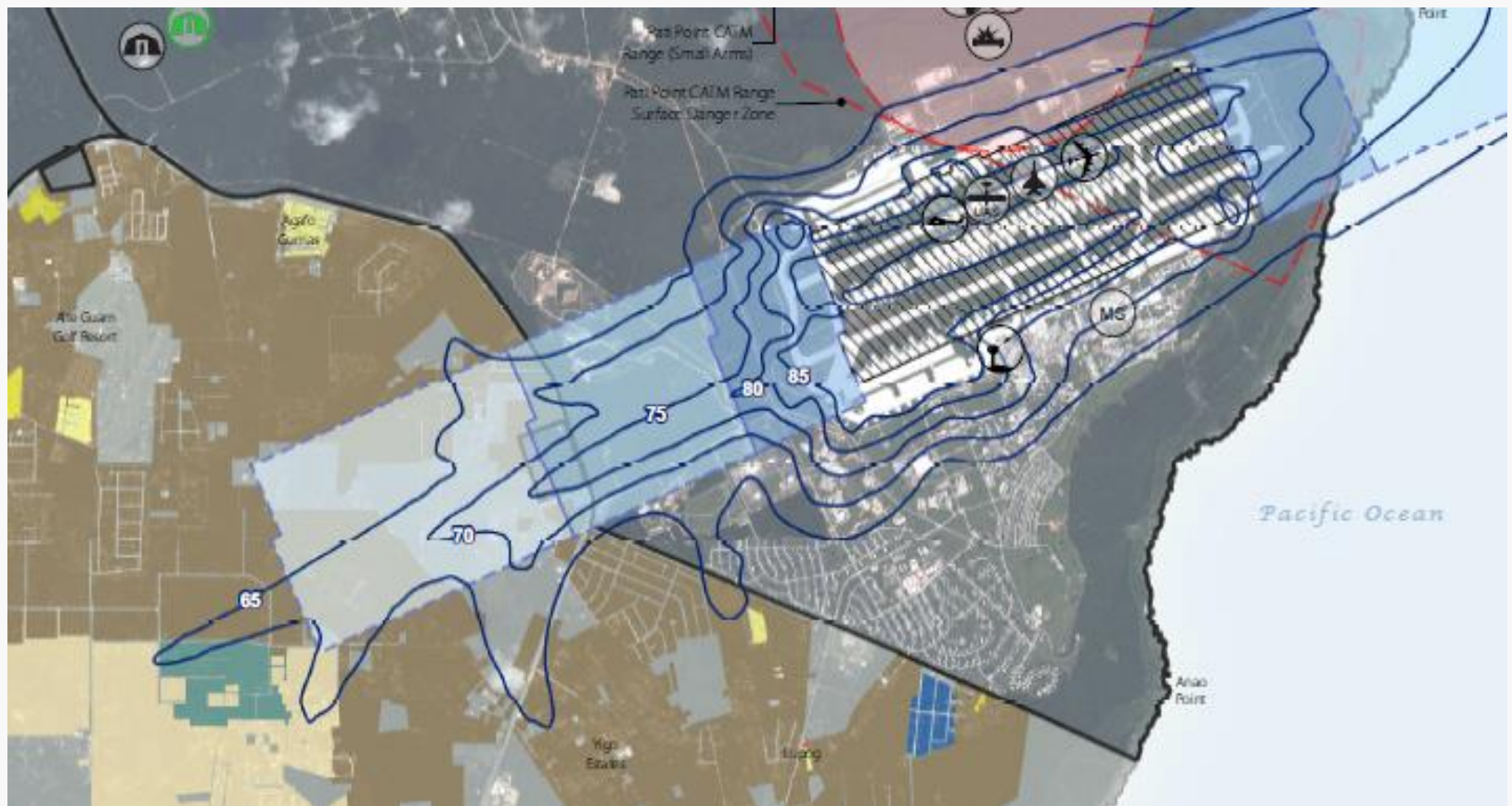
Compatibility Planning Helps Sustain Sports Recreational Sites Near Radar Facilities



*Eagle Field in Mangilao hosts community football, soccer, baseball, and skydiving through recreational and open space land use planning*



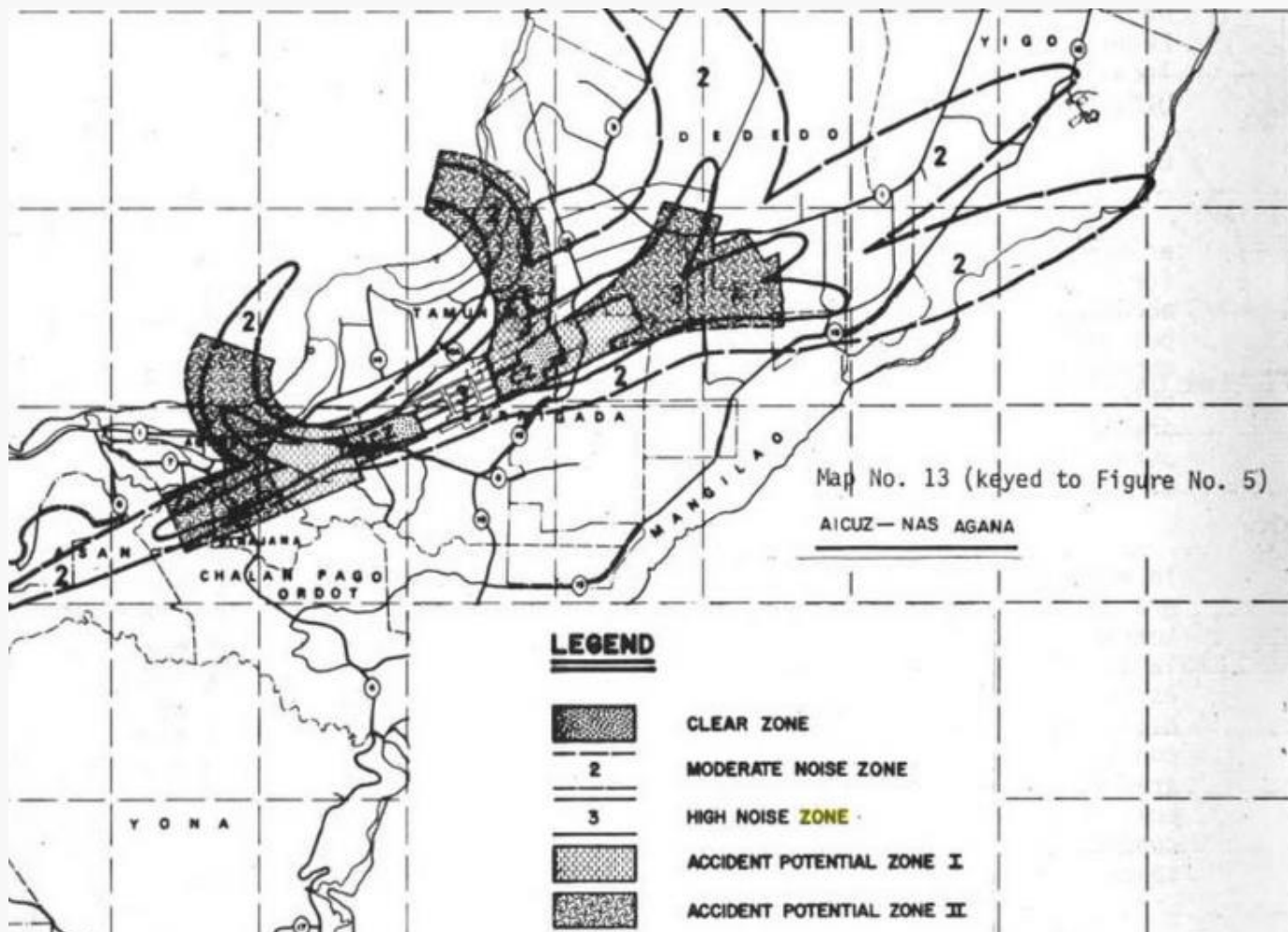
## Brings Awareness for Compatible Land Uses





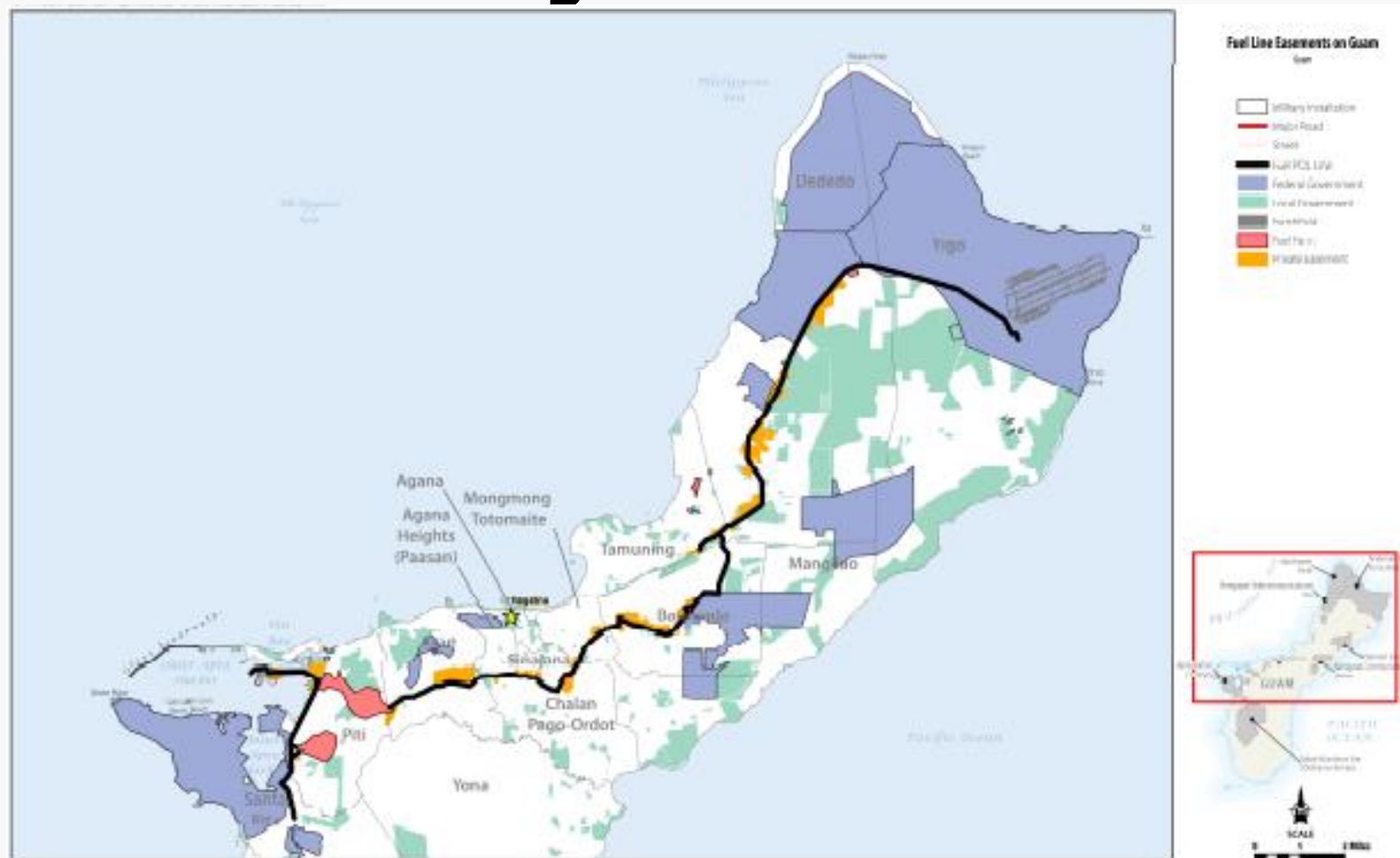


## Brings Awareness for Compatible Land Uses





## Encourages Collaboration







## What's Next?

Consider a comprehensive plan for Guam (i.e. blueprint for future planning with regard to land use, housing, public facilities, traffic circulation, noise, safety, environment, storm water, open space, conservation, etc). Past attempts include:

- Guam Comprehensive Development Plan 1978
- Compatibility Sustainability Plan 2011 (included military)

Meanwhile, JRM and GovGuam will continue collaborating on development projects to help promote compatible land use and sustain military readiness.

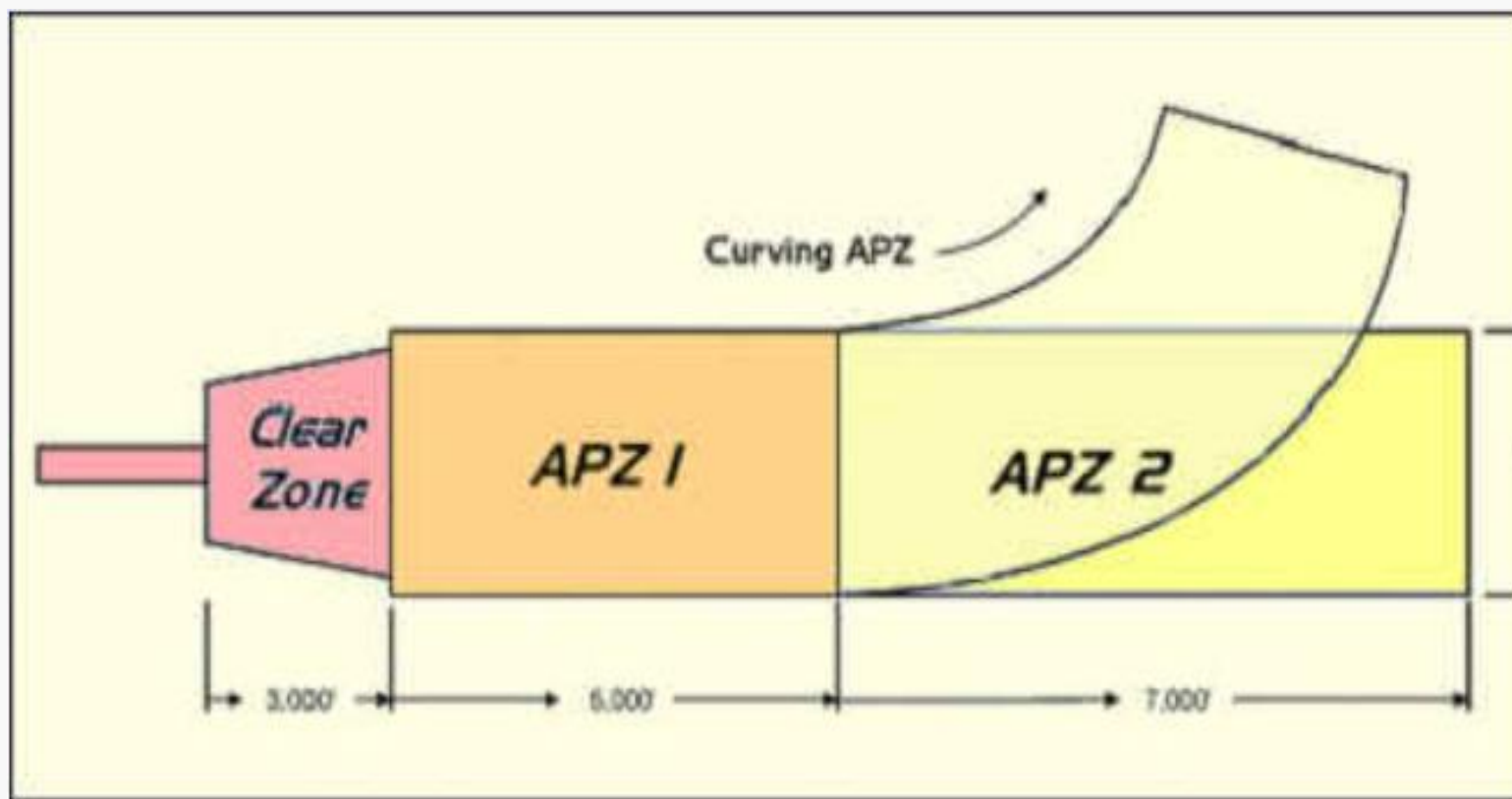


# BACKUP SLIDES



# Accident Potential Zones

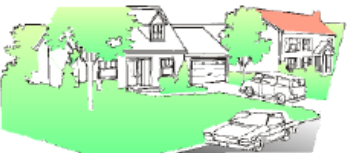


(Source: Naval Air Station Oceana, Virginia)





# Land Use Compatibility Chart (Airports)

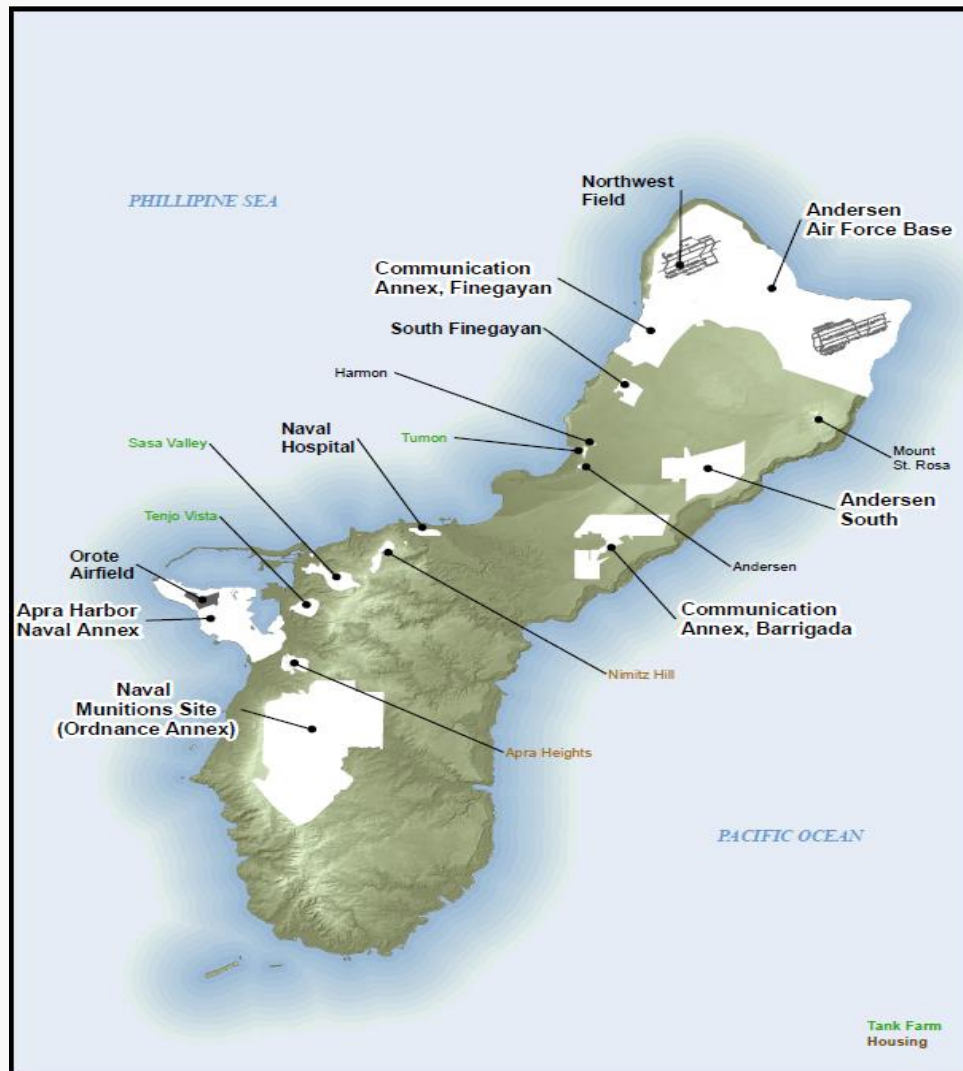
(Federal Aviation Administration, 1998)

		55-65 DNL	65-75 DNL	75+ DNL
 <b>Residential</b>	1-2 Family			
	Multi-Family			
	Mobile Homes			
	Dorms, etc.			
 <b>Institutional</b>	Churches			
	Schools			
	Hospitals			
	Nursing Homes			
	Libraries			
 <b>Recreational</b>	Sports/Play			
	Arts/Instructional			
	Camping			
<b>Commercial</b>	All Uses			
<b>Industrial</b>	All Uses			
<b>Agricultural</b>	All Uses			

PER FAR PART 150	COMPATIBLE	
	INCOMPATIBLE	



# JOINT REGION MARIANAS





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